Prepared by:
Record and Return To:
Rosenthal Title, Inc
130

WARRANTY DEED

Karen Johnson | Davidson County
Batch # 1406090 | DEEDWARR
04/16/2026 10:06:08 AM | 2 pgs
Fees: $13.00 Taxes: $2,053.50

20260416-0031154

File #26-DW-1124-C

(SEAL)

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF April, 2026.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Margaret Gail Truitt		
(NAME)	(NAME)	
1124 Sunnymeade Drive	NEW OWNER	**061 15 0 176.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

PARIS LEVI BAKER, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MARGARET GAIL TRUITT, unmarried

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 of Block "A" on the Plan of RE-SUBDIVISION OF SUNNYMEADE UNIT NO. 1 AND THE SUBDIVISION OF SUNNYMEADE UNIT NO. 2 of record in Plat Book 974, Page (s) 56 and 57, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paris Levi Baker, unmarried, by Warranty Deed from Scott M. Guion and Melanie C. Hill Guion, husband and wife, of record in Instrument No. 20231222-0098863, in the Register's Office of Davidson County, Tennessee, dated December 18, 2023 and recorded on December 22, 2023.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Re-Subdivision of Sunnymeade Unit No. 1 and Subdivision of Sunnymeade Unit No. 2, as recorded in Plat Book 974, Page(s) 56 & 57.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1066, Page 225, as amended in Book 1066, Page 511.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1108, Page 689.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **PARIS LEVI BAKER**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20260416-0031153 Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **1124 Sunnymeade Drive, Nashville, TN 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 15th day of April, 2026.

Paris Levi Baker by Loy Carney, Attorney In Fact

Paris Levi Baker by Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **PARIS LEVI BAKER**, and who acknowledged he/she/they executed the same as the free act and deed of the said **PARIS LEVI BAKER**.

Witness my hand and official seal this **15th** day of **April, 2026.**

S. Denise Woods

Notary Signature
My Commission Expires: _____

S. DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028